

**Historic Preservation Commission**  
**Regular Called Meeting**  
**April 19, 2005**

**Item 1. Call To Order**

On Tuesday, April 19, 2005, the Round Rock Historic Preservation Commission met in a regular called meeting in the Planning Conference Room located at 301 W. Bagdad, Suite 210. With a quorum present, Chairman Earl Palmer called the meeting to order at 5:30 p.m. Present were Vice-Chairman Gary Brown, Commissioners Bob Brinkman, Lynn Smith and David Conrad (alternate). Also attending the meeting were Joelle Labrosse, Senior Planner and Armida C. McClure, Planning Technician.

**Item 2. Approval of Minutes: March 15, 2005**

Following roll call, the minutes for the March 15, 2005 meeting were reviewed.

**Motion:** Vice-Chairman Brown moved to approve the minutes of the March 15, 2005 meeting as presented. Commissioner Smith seconded the motion.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad
	Absent:	
	Abstain:	None
	Action:	Motion carried

**Item 3. New Business:**

- 3.a. Consider a request by the Agape Pregnancy Resource Center to build a two-story addition onto the rear of the building at 104 E. Main Street in the Downtown National Register District.**

Agape representatives were Buddy Crossley, President, Linda Cotton, Vice-President and Jo Markham, Community Development Director. Ms. Labrosse presented information about the building in

question at 104 E. Main Street. A two-story addition will be built in the rear of the building. They have noted it will be 35 feet wide and 40 feet in length. There is currently angled parking in the rear of the building, which will be changed to head first parking. Chairman Palmer asked about the height of the building. There are no measurements available at this time. Ms. Labrosse read the requirements from the Design Guidelines for Historic Commercial Properties about the design requirements. Chairman Palmer said the staff supports this addition as long as the addition does not change the façade of the building. The height of the rear must not be visible from the right-of-way on the opposite side of the adjacent right-of-way.

Chairman Palmer agreed that the plans would need to be seen by the Commission at a later date. The Commission will want to see the kind of windows and doors, which are going to be used on the new addition to the building. The Commission all concurred that they are in agreement with the addition but definitely want to see the plans and materials to be used before construction starts at a later meeting. The materials need to be sympathetic, not historical. Whoever the center hires to do the addition needs to be aware of these guidelines and make sure they abide by them.

**Motion:** Commissioner Smith moved that the Agape Pregnancy Resource Center to come back to the Commission with a conceptual section drawing with massing of addition (height and line of sight) and a suggestion of materials to be used in the building, followed by a more detailed drawing at a later meeting when the design has progressed.. Commissioner Brinkman seconded the motion.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad

Absent:

Abstain:               None

Action:                Motion carried

**3.b. Consider a request by George Adams to demolish the remaining buildings at 504 N. Mays Street**

Ms. Labrosse brought the Commission up to date on the status of 504 N. Mays Street. Last year we had several instances, where 504 N. Mays was on the agenda concerning the removal of the canopy and the demolition of the filling station building. A demolition permit has been filed with Building Inspection for the rest of the property (the courtyard) at 504 N. Mays and also TexAnwiches, which is on 600 N. Mays. According to all maps, the historic overlay is on 504 N. Mays. Mr. Adams spoke to Mr. Mark Remmert about the property and was told he only needed one permit for the whole site. For the demolition of the motor court, the issue is the demolition and a discussion of whether there will be a waiting period. In this case a portion of the property has already been removed and there was a 120-day waiting period at that time, so it is a question of going forth as is or needing to wait up to 120 days.

**Motion:** Commissioner Smith moved to allow the demolition without waiting the 120 days.

Chairman Palmer asked for a second to that motion.

Commissioner Brinkman did not want to second the motion, and Commissioner Smith asked him for discussion on the matter. Commissioner Brinkman agreed with Commissioner Smith, but was going to vote against it, because this Commission has approved the demolition of a building before. Even in the cases where the Commission knew it was going to happen, the Commission stated their disapproval on record. Chairman Palmer asked whether that was the case every time there is going to be a demolition. Commissioner Brinkman responded there are also safety issues to consider. In the 3 and 4 times demolition has come up, the Commission has in principle voted against it and let the

120 days run out. Commissioner Smith responded that the Commission has already done that. Commissioner Brinkman remarked, at that time, the Commission was not talking about the motor court. Commissioner Smith reminded the Commission that without the gas station, the court is not really complete. Commissioner Brown commented from an architectural standpoint, it is rather unique.

Commissioner Brinkman reminded the Commission that they could do nothing more than let the process run its course.

Chairman Palmer reminded the Commission that they can't discuss the issue until the motion is seconded.

At this point Chairman Palmer again asked for a second to the motion.

Commissioner Brinkman informed the Commission that they could force a vote and then change it after in a way to approve later. Commissioner Brown questioned whether the 120 days applied only to the gas station not the courtyard.

**Chairman Palmer again asked for a second to the motion.**

Commissioner Brown asked for the motion to be repeated.

**Motion:** Commissioner Smith moved that because of the previous 120 days period and lack of interest from a member of the public to purchase or restore, the property at that time, to go ahead and waive the 120 day waiting period for demolition. Commissioner Brown seconded the motion.

**No vote was taken at this time.**

**Chairman Palmer asked for further discussion on the matter.**

Chairman Palmer asked about the date of demolition for the restaurant. Mr. Adams commented that the demolition is on hold. The restaurant is on a month-to-month lease.

Commissioner Brinkman asked if the Commission could take some pictures and measurements of the property before the demolition. Mr. Adams and Commissioner Brinkman will make arrangements to take

the pictures. Commissioner Smith asked if there were any architectural drawings of the property. Mr. Adams remembered some old photographs he found. The whole service station might be in some pictures. Commissioner Smith asked if Mr. Adams would allow the Commission to scan the pictures he has and Mr. Adams agreed that he could provide some.

Commissioner Smith and Commissioner Brinkman agreed to get together to do the documentation of the remaining buildings on the site.

Mr. Adams will probably do the demolition towards the end of the six months permit. Commissioner Smith suggested maybe a 90 day waiting period would be enough. Ms. Labrosse informed the commission that they could have different conditions for different situations.

Commissioner Smith commented that the Commission can vote against the motion that is on the table and they can have a new motion. Ms. Labrosse read the ordinance concerning the approval or disapproval of a Certificate of Appropriateness for Demolition. The Commission discusses the disapproval of the Certificate of Appropriateness for Demolition. The Commission agreed to disapprove the Certificate of Appropriateness.

Commissioner Brinkman suggests a 60-day delay instead of 120-days provided there could be a time set to document the property for historic reference. Commissioner Smith asked Mr. Adams about any pictures he might have of the buildings. Mr. Adams agreed to look for any photos he might have and bring them to the Commission within the 60 days. Mr. Adams was asked to return to the Commission for the June meeting.

**Motion:** Commissioner Smith moved that the Commission disapprove the Certificate of Appropriateness and postpone the demolition for a period of 60 day or until the June 21<sup>st</sup> meeting, with the condition that the Commission will collect documentation of the building

including photographs provided by Mr. Adams within a period not to exceed 60 days. Seconded by Vice-Chairman Brown.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad
	Absent:	
	Abstain:	None
	Action:	Motion carried

**3.c. Consider a request by George Adams to remove the Historic Overlay Zoning District from 504 N. Mays Street.**

This item was tabled until the June meeting. Until the time expires related to demolition of historic buildings, the process initiating removal of historic zoning should not occur.

**Motion:** Commissioner Brinkman moved to table the removal of Historic Overlay Zoning District until the June 21<sup>st</sup> meeting. Seconded by Commission Smith.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad
	Absent:	
	Abstain:	None

Action:

Motion carried

**4. Old Business**

**5. Planners Report and Commissioners Comments**

Ms. Labrosse presented several items for discussion by the Commission.

- Resignation of Commissioner Macaulay
- HPC Vacancies
- Tax Exemption Program Inspections due May 6<sup>th</sup>

**6. Adjournment**

Hearing no further discussion or comments, Chairman Palmer adjourned the meeting at 6:57 p.m.

Respectfully Submitted,

Armida C. McClure

Planner Technician